

Memorandum

Community Services



Date: September 28, 2001
To: Mayor and City Council
From: Jody Ulich, Deputy Community Services Manager, 480-350-5320
Through: Tom Canasi, Community Services Manager, 480-350-5315

Subject: Tempe Performing & Visual Arts Center - Programming Phase

EXECUTIVE SUMMARY

INTRODUCTION

As the house lights dim, the audience sits in quiet anticipation knowing that the stage is set, the cast is present, and the script is good -- a scene quite representative of the City of Tempe's endeavors to develop the Tempe Performing and Visual Arts Center (TPVAC), with its Project Team as the cast, and the Project Planning Guide (PPG) as the script. This Project Team that includes Executive and Steering Committees, User Groups, City of Tempe staff, and other stakeholders submit the consensus goals for this 80,000 square foot performing and visual arts center situated adjacent to the Tempe Town Lake at an estimated total project cost of \$63 million and scheduled "Soft Opening" Spring 2006. These program, budget, and schedule objectives along with the mission statement and design goals result from the Project Teams program and budget verification efforts to update and clarify the feasibility study prepared by AMS Planning and Research. Additionally, this program and budget verification effort identifies the need to explore an "arts district" concept and future phases for TPVAC. Ultimately, Barton Myers Associates, Inc./Architekton in conjunction with Kitchell and the City of Tempe raise the curtain on the building, site, and public art programs that represent the interest of the stakeholders.

BACKGROUND

This document presents the outline for the Project Planning Guide (PPG) and represents the departure for the Tempe Performing and Visual Arts Center (TPVAC). However, this project began with a feasibility study entitled "Tempe Performing and Visual Arts Center" prepared by AMS Planning and Research. This study completed in October 1999 established the initial concepts for this facility. Subsequent to the City Council's approval, a sales tax initiative entitled Proposition 400 was presented to and approved by the City of Tempe's voters in May 2000.

In August 2000, the City of Tempe selected Kitchell CEM to lead the Project Team and facilitate delivery of the Tempe Performing and Visual Arts Center. Kitchell worked with the Architectural Selection Committee, Engineering and Cultural Services Divisions to develop a tailored plan to meet the initial objectives for this new facility. Along with the preliminary cost models and project schedules, Kitchell acted as the Design Competition Adviser responsible for facilitating the architectural selection process.

Subsequent to the three phase Design Competition, the architectural team of Barton Myers Associates, Inc./Architekton was contracted in May 2001. This Design Team that includes Theater Projects Consultants, Inc., Design Workshop, Inc., and Arup in conjunction with Kitchell

performed a program and budget verification process via a series of work sessions with the stakeholders. These work sessions provided the stakeholders, which included Executive and Steering Committees, User Groups, City of Tempe technical and public art staff, and interested citizens, a forum to define the mission, design goals, program requirements, budget goals, and schedule objectives. Ultimately, the Project Planning Guide (PPG) will document the results of these work sessions and will include mission statements and design goals for the building program, site program, and public art programs, along with the cost model and schedule for this project.

BUILDING PROGRAM

Mission Statement

The Tempe Performing the Visual Arts Center is envisioned as a vibrant, innovative cultural and artistic venue serving the larger Tempe Community. As the home for Tempe's artists and Cultural Arts Administration, the Center's dynamic and inclusive programs will educate through the arts, continuing the tradition of Tempe providing an enriched quality of life for its citizens.

Design Goals

- The center will serve as the “home and heart” of the arts in Tempe and an incubator for a wide range of arts activities. As a prominent, inspirational model for arts center, the design will provide a high level of design quality, patron comfort and ample accessibility.
- The Center will serve as a major civic destination and a memorable icon for Tempe. The facility will be a prominent feature on the Tempe skyline and anchor the southwest corner of the Tempe Town Lake.
- The Center's location and design will encourage use by a diverse audience, including park visitors, children, families, students, artists and patrons of theater, music, cinema, and the visual arts in a safe and secure environment.
- In addition to providing an exemplary performance venue, the Center will promote education through the arts to nurture future artists and arts audiences.
- The Center's open and fully accessible design will activate and reinforce the open space park and gardens. The design will provide a variety of outdoor spaces to serve the Rio Salado Parkway, and will establish an appropriate link to surrounding areas such as the Sunset/Riverside neighborhood, Tempe Beach Park, Rio Salado Parkway and the larger Tempe community itself.
- The design aspires to reflect the artists, patrons, and other people who use the center, as well as local/regional historic, climatic, and contextual traditions. The organizing concepts of two indigenous desert builders, the Chacoan and Hohokam peoples will help define the Center's gathering spaces and connection to meandering park trails.
- Native traditions combined with the colors of the desert landscape will inspire the use of a warm material palette to create a welcoming and inspiring atmosphere.
- Outstanding performance, exhibition, classroom, and public gather spaces will help encourage social interaction and create intimacy between performers, artists and patrons.

- A comfortable and acoustically appropriate environment will be created through the integration of environmentally conscious “green building” strategies, and response to key environmental conditions such as climate and site noise concerns.
- The design of spaces shall consider a variety of programming opportunities such as banquets, receptions and conferences.
- Expansion potential, future phasing and other options will be considered to address unaccommodated facility needs.
- Public art shall be integrated with the center and surrounding landscape. The variety of installations shall integrate with the project and range from highly interactive to reflective and discrete.

Concept

Introduction

For an arts center to play a truly important role in a community, it must foster participation by that community. The essence of a great arts center is good communication. Not just from an artist or performers to a passive audience, but an audience participating with the actor, joining together in a creative event.

This Center is a collection of spaces providing areas for development of new projects, education, and community activities in addition to the presentation of artistic endeavors. Spaces will provide for all disciplines of the arts; creative, technical and administrative. Performance venues as well as studios, rehearsal spaces and gallery spaces are included.

General

The theaters and gallery spaces in the TPVAC project are each intended to create an outstanding environment for the creation and presentation of the arts of music, drama and dance. This requires ensuring the each auditorium supports a dynamic and especially intimate living relationship between performer and audience while at the same time providing excellent facilities for production onstage.

The project includes high quality support spaces for producing the various disciplines described above and comfortable and inviting public areas. In addition to the major performance spaces described in this document the Center includes rehearsal and multi-use spaces to accommodate a variety of users and activities.

Main Theater

The theater seats approximately 600 persons on three levels in a flexible proscenium arrangement. It is designed as a multi-purpose hall accommodating performances of dance, drama, small scale opera and musical theater as well as chamber orchestras and solo musicians. The space combines intimacy between performer and audience in a traditional proscenium arrangement as well as offering great flexibility in the proscenium zone for apron/forestage variability.

Studio Theater

This is a 200 seat totally flexible space with the capability of 2 levels of surrounding gallery for technical, staging or audience usage. Within the theater any form of actor audience relationship may be developed, with varying degrees of scenic environment. The galleries facilitate the creation of three-dimensional relationship between actor and spectator as well as providing readily available acting areas at differing elevations around the room. Within the body of the

room, audience seating will be on a reconfigurable and movable platform/seating riser system, which can form arena, thrust, traverse or end-stage formats.

Gallery

The visual art component of the Center contains a variety of dedicated display areas as well as provisions in most of the public spaces for appreciation of various forms of the visual arts. Gallery space is provided for both one and two-dimensional artwork.

Common Areas

The common areas are the general public spaces and both front of house and back of house support areas for the efficient operation of the facility. The common areas provide the connective tissue to the heart of activity in the complex. There are two major areas as described below – Public and Non-public areas:

Public Areas

Public areas are the major spaces which are inhabited by patrons attending events and their required facility support areas. The lobby is a multipurpose area, which will serve as a waiting room, retail and display area, bar, performance area, meeting area, reception area, and as a catering hall. Public restrooms are located on both sides of the common lobby on each level. A private VIP/donor room is located in the front of house area which contains a set of restrooms, pantry and some storage to accommodate up to 50 patrons. The ticket office area is the primary point of contact between the public and the facility's staff. Support spaces for the front of house area include an office for the House Manager and his/her assistants, storage for programs, equipment and movable furniture.

Non-Public Areas:

Administrative offices are provided to house the building management staff. The Center contains additional multi-function rooms which are approximately 40'x48' and 30'x40'. Storage and workshops for the maintenance and repair of building equipment are located in the back of house areas. The entrance area to the back of house artist area contains a stage door reception area for visitors and deliveries accommodating up to 15 persons. The loading area can accommodate two full sized semi trucks, and an assembly/distribution (scene store) area common to all of the main theatre, studio theatre, and rehearsal rooms. The back of house area contains the main janitorial and maintenance storage and workrooms.

Exterior Areas

The exterior areas define adjacent provisions to the main complex area. A maintenance shed is provided for tools and equipment needed to maintain the landscaped area.

Summary

The Center will become a place of mixed arts and performance center which will be capable of presenting theatre, dance, mid-sized touring groups, classical music, popular concerts, opera, ballet, etc. which will also house exhibitions and film works. The spaces described above will prove to make this a unique building. It is the people active, participating, which will make it a place which impacts peoples' lives. It will become a living breathing resource for the community.

SITE PROGRAM

Mission Statement

To create a series of open and inviting outdoor-gathering places for the public, within which can be found cool oasis, exuberant ceremonial spaces and plazas, and a Visual and Performing Arts Center that is integrated with gardens reflecting the vitality and dignified character of the City of Tempe and our desert southwest.

Design Goals

- The park and plazas, gardens and courtyards shall provide opportunities for a variety of activities, festivities, gatherings, and relaxing. The landscape architecture will reflect the distinguished and formal civic focus of the Center, while ensuring pedestrian friendly, inviting and functional spaces.
- The quality of the design should set a new standard for the development of parks and open space, demonstration again Tempe's leadership for community quality of life. The Center's parks and open space shall be integral with the neighborhood, the Rio Salado Parkway, Downtown Tempe and Tempe Town Lake.
- The site design should be lush, cool, and inviting through the use of trees, plants, turf, shade and water. The characteristics shall not diminish the need for environmental responsibility and sensitive water conservation measures.
- The spaces should accommodate a variety of concurrent programmed and unprogrammed activities, including seasonal festivals, puppet theater, story telling, art demonstrations, street vendors, entertainers, and musicians. These spaces should also reinforce the education mission of the Center by providing outdoor classrooms, rehearsal and visual arts display. The site design should accommodate large numbers of busses and school children during daytime hours.

Concept

The TPVAC project area is a 9.5-acre brownfield site located on the southern "shore" of Tempe's 22-acre Town Lake. It is planned that the Center and its outdoor spaces will be a destination within the growing urban fabric of Tempe. The basic site area program is comprised of three discrete parts. There are:

- A raised area comprised of formal gardens, an outdoor sculpture courtyard and the concentrated building program of the Center and its facilities;
- A segment of a future passive open space park connecting the central gardens and development to the existing Tempe Beach Park to the east;
- A 4-acre passive and active open space park for multiple uses and to accommodate the TVPAC's 375 autos and bus parking.

The Arts Center buildings are organized on a parti (framework) reminiscent of the native Hohokam tribe's circular Kiva. The "village" of theaters, studios and offices are shielded from the desert climate and the sound of overhead jets by a 3-acre roof. The shed-roof structure will collect Tempe's seven inches of annual rainfall and direct it to cisterns for future use in the adjacent gardens.

PUBLIC ART PROGRAM

Mission Statement

Public Art for the Tempe Visual and Performing Arts Center will celebrate the arts and be responsive to the uses, architecture and unique location of the building and surrounding parkland.

Goals

- Commission works of art by outstanding regional and national artists that are integrated into the design of the facility.
- Commission artists to create works of art that will make VPAC a primary designation for residents and visitors to the greater Tempe area.
- Commission artwork that builds a strong relationship between VPAC and the regional landscape.
- Encourage community involvement in the implementation of the public art program for VPAC including making provision for interaction between selected artists, residents, facility users and staff.

Concept

Integrated Artworks

Integrated art includes original and one-of-a-kind architectural details designed by artists. Examples include flooring, paving, ceilings, walls, windows, seating, lighting, railings, gates, doors and shade structures – interior or exterior. Integrated art will be a primary area of emphasis for the Public Art Program as these projects are fundamental to achieving the mission and goals for VPAC.

Site-specific Artwork for the Art Park

The parkland surrounding the facility provides a special opportunity for art. A long-term goal of the Tempe Municipal Arts Commission is to commission an artist to create a significant work of art to celebrate the rebirth and redevelopment of Rio Salado, the site for TVPAC. Collaborations between disciplines will be considered for the site-specific artwork. Examples include collaborations between visual artist or between a visual artist and a writer. Like integrated art, the site-specific artwork will be a primary area of emphasis for the Public Art Program.

BUDGET

The City of Tempe “arts district” concept proposes the use of three venues within close proximity, each with an established budget or targeted budget. These facilities are the Tempe Performing and Visual Arts Center (TPVAC), existing Tempe Performing Arts Center (TPAC), and existing Mitchell School (MS). Due to funding limitations the overall program for this arts complex is phased. Phase One provides the 80,000 square feet program for TPVAC, limited rehabilitation for TPAC and MS, and “Owner Purchased” equipment. Future phases for the TPVAC expand the facility to nearly 160,000 square feet.

Phase One

Tempe Performing and Visual Arts Center (TPVAC)

The budget for the Tempe Performing and Visual Arts Center (TPVAC) Phase One — \$63.0 million. This figure is based on the revenue projections for the sales tax initiative passed by the voters May 2000. Currently, the cost model for the site development, performing and visual arts center, equipment and furnishings, and associated soft costs total \$63.0 million. This cost model that itemizes estimates for the total project costs and available funding sources is attached.

The Phase One cost model contains two parts, estimates for the Rio Beach development and the Tempe Performing and Visual Arts Center (TPVAC). Each of these projects includes construction, non-construction, and miscellaneous cost estimates.

The Rio Beach construction cost estimates include site remediation to address the landfill. Non-construction cost estimates include professional fees two survey and assess the site conditions, design and prepare construction documents, and provide testing and site observation during construction. Miscellaneous cost estimates include agreed upon figures for burial of the 230 kilovolt overhead power lines.

With respect to the Tempe Performing and Visual Arts Center (TPVAC) construction cost estimates include landscape/hardscape, buildings, equipment, and furnishings. As for the non-construction cost estimates these figures include professional fees for the architect/engineer, project manager, material testing and inspection, and legal along with the one percent for the arts.

Existing Tempe Performing Arts Center (TPAC) and Mitchell School (MS)

The budget for the renovation of Tempe Performing Arts Center and Mitchell School is undetermined at this time. This program addresses the concept to provide additional space for the arts at these existing facilities. An extensive survey of these facilities will provide an estimate for this rehabilitation. The City of Tempe currently owns and maintains these facilities. As this project goes forward we will assess any further remediation or improvements to these facilities.

“Owner Purchased” Equipment

This purchase package provides Owner installed theatrical equipment, audio video equipment, furnishings, and miscellaneous equipment with a budget of \$2 Million. The cost model considers the price of theatrical lighting instruments, draperies, tools, and furniture that the City of Tempe may lease or lease/purchase without General Contractor mark-ups. Funding for this will come from the sales tax initiative Operations and Maintenance Reserve.

Future Phases

The future phases may expand the Tempe Performing and Visual Arts Center (TPVAC) at the Tempe Town Lake. This expansion provides the Cinema, studios and rehearsal spaces, scene shop, costume shop, restaurant, and constituent space. The Project Team suggests priorities to add the work incrementally based on fundraising. These priorities are as follows:

1. Cinema/Multipurpose Room
2. Constituent Offices
3. Scene Shop and Costume Shop

Currently, the Rio Salado Capital Campaign Foundation is underway with a program to raise funds from the private sector to expand the facility.

SCHEDULE

The "Soft" Opening target for the Tempe Performing and Visual Arts Center is Spring 2006. As a performing and visual arts facility, the functional requirements for each area demand a unique and complex design, which translates into a six year total project duration relative to the May 2000 date that the voters approved the sales tax initiative. The summary project schedule that follows illustrates a traditional design/bid/construct type delivery method.

The schedule is comprised of eight distinct phases; Planning, Design, Utility Relocation, Site Remediation Bid/Award, Site Remediation Construction, Project Bid/Award, Project Construction, and Occupancy. Note, the utility relocation and site remediation construction will run concurrent with the facility design. As a matter of course, the Project Team will continue to explore options to improve upon the delivery time for this facility.

CITY OF TEMPE

PROJECT: TEMPE PERFORMING AND VISUAL ARTS CENTER
 PHASE: PROGRAMMING AND BUDGET PHASE I
 REVISED DATE: SEPTEMBER 26, 2001
 PREPARED BY: KITCHELL CEM
 REVISION NO 09

PAGE 1 OF 1
 PRINT DATE: 9/28/01
 PRINT TIME: 12:55 PM

GSF 9/12/01	TPVAC PHASE I	
	COST/SF (2001 DOLLARS)	TOTAL COST

RIO BEACH SITE PREPARATION**CONSTRUCTION**

SITE REMEDIATION	160,000	\$50	\$7,951,533
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MARKUPS			\$423,817
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SUBTOTAL BID DAY			\$8,375,350
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CONTINGENCIES			\$418,767
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SUBTOTAL CONSTRUCTION			\$8,794,117
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NON-CONSTRUCTION

FEES			\$281,412
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SUBTOTAL NON-CONSTRUCTION			\$281,412
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SUBTOTAL CONSTRUCTION & NON-CONSTRUCTION			\$9,075,529
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MISCELLANEOUS

UTILITY RELOCATION			\$3,200,000
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TOTAL PROJECT COST (RIO BEACH)			\$12,275,529
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TEMPE PERFORMING AND VISUAL ARTS CENTER**CONSTRUCTION**

SITE DEVELOPMENT	413,500	\$17	\$7,121,600
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BUILDINGS	80,160	\$302	\$24,233,810
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EQUIPMENT			\$3,206,750
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FURNITURE, FIXTURES AND EQUIPMENT			\$750,000
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SUBTOTAL S / B / E CONSTRUCTION			\$35,312,160
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MARKUPS			\$2,824,973
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BID DAY TOTAL			\$38,137,133
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CONTINGENCY			\$1,906,857
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TOTAL CONSTRUCTION			\$40,043,990
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NON-CONSTRUCTION

FEES			\$9,830,041
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MISCELLANEOUS			\$850,440
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SUBTOTAL NON-CONSTRUCTION			\$10,680,481
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SUBTOTAL CONSTRUCTION & NON-CONSTRUCTION			\$50,724,471
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MISCELLANEOUS

RESTRICTED RESERVE			\$0
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TOTAL PROJECT COST (TPVAC)			\$50,724,471
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TOTAL PROJECT COST			\$63,000,000
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AVAILABLE PROJECT FUNDING

SALES TAX REVENUE			\$63,000,000
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TOTAL AVAILABLE FUNDING			\$63,000,000
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BALANCE			\$0
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Tempe Performing and Visual Arts Center
User Group Activities, Attendance and Ideal Seating Capacity

9/28/01

Expansion Plans / Notes

Ideal Auditorium
Seating Capacity*

Attendance per
Performance

Performances
per Year
Average

Organization

A Ludwig Dance	8	75-2000	600	increase to 4 events/year / school performances have had strong attendance 750+
Actors' Renaissance Theatre	45	150-200	500	plan to use Studio at outset, build audience into Mainstage for extended runs of Spring Festival
Az Academy of Perf Arts	45	600-700	800	increase number of events / use of Mainstage and Studio for varied events
Childsplay	300	325-600	500	expand programming, more events, some work in Studio, many 2-performance days
Desert Dance Theatre	6	300-1500	700-1500	produce more events, more perfs/event, expand rep / large school show attendance
Essential Theater	12	150-350	250	increase to 10 performances/year; 200-300 patrons
Tempe Community Chorus	2	275-300	700-800	collaborative events, increase to 3 events / consecutive performances difficult
Tempe Elem & Middle Schools	12	600-1000	1000	would use Mainstage for district-wide music festivals, one day events
Tempe Little Theater	40	120-145	350	increase to 5 productions/year / primarily Studio use, Mainstage for musical
Tempe Symphony	4	1200-2800	800+	collaborative events / consecutive performances difficult

Some organizations find difficulty in attempting to present more than one performance to accommodate their audience size. Organizations such as the Tempe Symphony and Community Chorus, for example, are comprised of volunteers whose schedules may not allow consecutive performances. Furthermore, adding performances results in increased facility and staff costs, ultimately passed on to the user.

*Ideal Capacity as indicated by User Group Representatives

Information: Theatre Projects Consultants June 2001 survey and individual telephone interviews with user representatives.